033.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	469,100 / 469,100
					USE VALUE:	469,100 / 469,100
					ASSESSED:	469,100 / 469,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOSEPH REGINE C
Owner 2:	
Owner 3:	
Street 1:	28 CRANMORE LN
Street 2:	
Twn/City:	MELROSE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02176 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,035 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4035.000	122,800		346,300	469,100
Total Card	0.093	122,800		346,300	469,100
Total Parcel	0.093	122,800		346,300	469,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.30 | /Parcel: 592.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22889
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2727!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	123,000	0	4,035.	346,300	469,300	469,300	Year End Roll	12/18/2019
2019	101	FV	96,700	0	4,035.	313,800	410,500	410,500	Year End Roll	1/3/2019
2018	101	FV	96,700	0	4,035.	297,600	394,300	394,300	Year End Roll	12/20/2017
2017	101	FV	96,700	0	4,035.	259,700	356,400	356,400	Year End Roll	1/3/2017
2016	101	FV	96,700	0	4,035.	221,800	318,500	318,500	Year End	1/4/2016
2015	101	FV	77,000	0	4,035.	205,600	282,600	282,600	Year End Roll	12/11/2014
2014	101	FV	77,000	0	4,035.	170,400	247,400	247,400	Year End Roll	12/16/2013
2013	101	FV	77,000	0	4,035.	162,300	239,300	239,300		12/13/2012

PRINT

Date	Time
12/10/20	18:05:07

LAST REV

Date	Time
07/12/19	09:27:09
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANSEL DAVID	26313-388		5/14/1996		93,000	No	No		Y

USER DEFINED

Prior Id # 1:	22889
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Measured	372	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4035		Sq. Ft.	Site		0	64.	1.34	3									346,271						346,300	

Total AC/HA: 0.09263 | Total SF/SM: 4035 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 346,271 | Spl Credit | Total: 346,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	175683
Depreciation:	52845
Depreciated Total:	122838

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

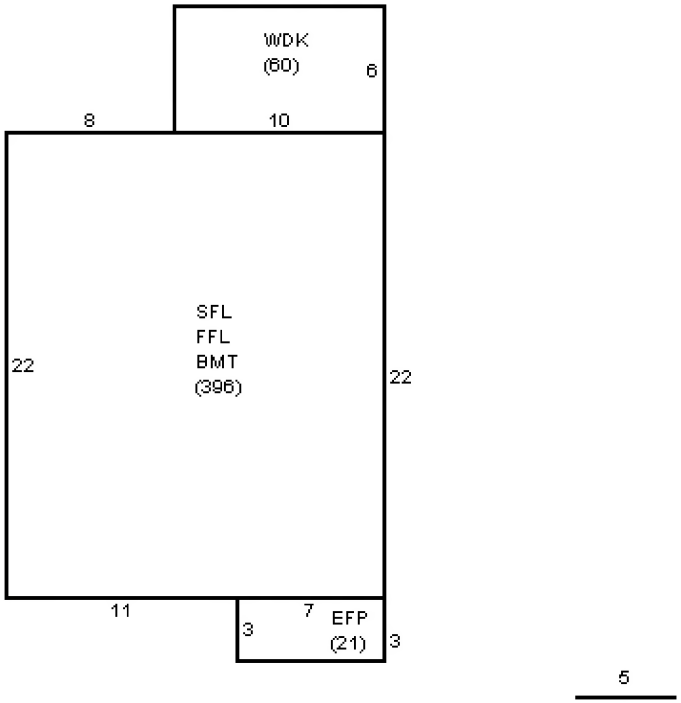
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	96.77
Final Total:	122800	Val/Su SzAd	155.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	60	14.950	897
EFP	Enclos Porch	21	67.820	1,424
	Net Sketched Area:	1,269	Total:	117,183
Size Ad	792	Gross Are	1269	FinArea 792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

033.0-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc